045.0	0004	0003.0	1 of 1	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	9,065,500	/	9,065,500
USE VALUE:	9,065,500	/	9,065,500
ASSESSED:	9,065,500	/	9,065,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROMAN CATHOLIC ARCH OF BOS
Owner 2:	
Owner 3:	
Street 1:	24 MEDFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 39,232 Sq. Ft. of land mainly classified as Other with a School Building built about 1962, having primarily Brick Exterior and 43472 Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 60 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
962	39232.000	7,496,200		1,569,300	9,065,500
Total Card	0.901	7,496,200		1,569,300	9,065,500
Total Parcel	0.901	7,496,200		1,569,300	9,065,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 208.54 | /Parcel: 208.5

Legal Description

User Acct
31824
GIS Ref
GIS Ref
Insp Date
05/01/00

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 045.0-0004-0003.0

!3820!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	962	FV	7,496,200	0	39,232.	1,569,300	9,065,500	9,065,500	Year End Roll	12/18/2019
2019	962	FV	7,292,600	0	39,232.	1,667,400	8,960,000	8,960,000	Year End Roll	1/3/2019
2018	962	FV	7,292,600	0	39,232.	1,216,200	8,508,800	8,508,800	Year End Roll	12/20/2017
2017	962	FV	7,292,600	0	39,232.	1,059,300	8,351,900	8,351,900	Year End Roll	1/3/2017
2016	906	FV	7,292,600	0	39,232.	902,300	8,194,900	8,194,900	Year End	1/4/2016
2015	906	FV	7,292,600	0	39,232.	882,700	8,175,300	8,175,300	Year End Roll	12/11/2014
2014	906	FV	7,292,600	0	39,232.	725,800	8,018,400	8,018,400	Year End Roll	12/16/2013
2013	906	FV	7,292,600	0	39,232.	690,500	7,983,100	7,983,100		12/13/2012

PRINT

Date	Time
12/10/20	18:57:47

LAST REV

Date	Time
03/11/16	09:45:42
mmcmakin	

USER DEFINED

Prior Id # 1:	31824
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3820

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	6935-547		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/27/2009	118	Renovate	1,279,383					
4/13/1999	216	Alterati	164,000					NEW CLASSROOMS
6/15/1998	381	Re-Roof	68,000					REROOF/FLASHING
6/2/1998	417	Addition	327,500					2 ST ADDITION
2/10/1995	53		12,000					REMODEL CLASSROOM

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2000	Measured	263	PATRIOT
6/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
962	Other		39232		Sq. Ft.	Site		0	80.	0.50	1									1,569,280						1,569,300	

Total AC/HA:	0.90064	Total SF/SM:	39232	Parcel LUC:	962	Other	Prime NB Desc:	ARLINGTON	Total:	1,569,280	Spl Credit		Total:	1,569,300

EXTERIOR INFORMATION

Type:	58 - School		
Sty Ht:	2 - 2 Story		
(Liv) Units:		Total:	0
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	14 - Asphalt Tile		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	60	Rating:	Average
A HBth:		Rating:	
OthrFix:	36	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.82740629
Const Adj.:	1.04181433
Adj $ / SQ:	155.161
Other Features:	173000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	10411357
Depreciation:	2915180
Depreciated Total:	7496177

COMMENTS

OTHER FIX= 24 TOILETS 12 URINALS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	0	BRs:	0	Baths:					HB	60	

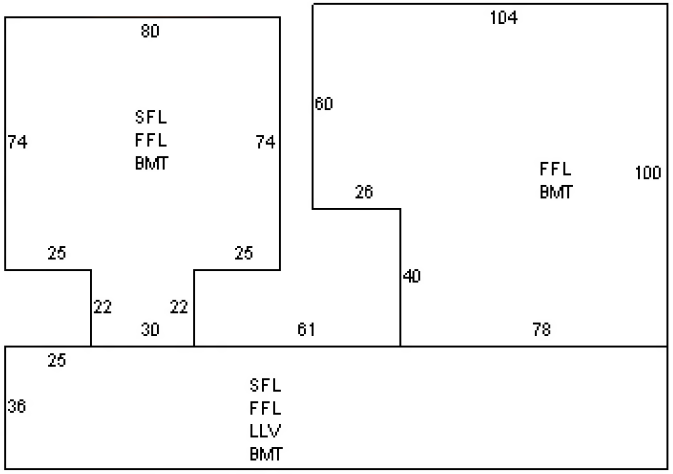
REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	0	0	
Totals			
0			

SKETCH



Sum Area By Label :
SFL = 13564
FFL = 22924
BMT = 22924
LLV = 6984

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	22,924	46.550	1,067,071
FFL	First Floor	22,924	155.160	3,556,903
SFL	Second Floor	13,564	155.160	2,104,599
LLV	Lower Level	6,984	132.660	926,514

Net Sketched Area:		66,396	Total:		7,655,087
Size Ad	36488	Gross Are	66396	FinArea	43472

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	206.36
Special Features:	0	Val/Su Net:	112.90
Final Total:	7496200	Val/Su SzAd	205.44

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 045.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	